



CITY OF CHARLESTON

Planning Commission Agenda Package

FOR THE MEETING OF :

January 17, 2018 2 George St, Charleston, SC
5:00PM - Regular Meeting

CITY OF CHARLESTON



DEPARTMENT OF PLANNING, PRESERVATION AND SUSTAINABILITY

www.charleston-sc.gov/pc

CITY OF CHARLESTON PLANNING COMMISSION

MEETING OF JANUARY 17, 2018

A meeting of the City of Charleston Planning Commission will be held at **5:00 p.m., on Wednesday, January 17, 2018** in the Public Meeting Room, 1st Floor, 2 George St. The following applications will be considered:

PLAN AMENDMENT

Request approval of adoption of the **Plan West Ashley** area plan.

REZONINGS

1. **Bees Ferry Rd (West Ashley) TMS# 3050800058 & 060** – approx. 50.07 ac. Request rezoning from Gathering Place (GP) to General Business (GB).
Owner: Whitfield Construction Company
Applicant: Retail Planning Corporation
2. **116 Queen St (Peninsula) a portion of TMS# 4570804074** – 0.045 ac. Request rezoning to include the rear portion of the property in the School (S) Overlay Zone.
Owner: L. Sloan Wright et al.
Applicant: Charleston Day School
3. **363, 367 & 369 King St (Peninsula) TMS# 4570402027, 028 & 029** – 0.44 ac. Request rezoning from Urban Commercial (UC) to Mixed-Use/Workforce Housing (MU-2/WH).
Owner/ Applicant: 23 Bond Owner 363-369 King LLC
4. **36 & 38 Line St and Sheppard St Right-of-Way (Peninsula) TMS# 4590503105, 106 & 138** – approximately 0.64 ac. Request rezoning from Light Industrial (LI), General Business (GB) and unzoned right-of-way to Mixed-Use (MU-2) & Mixed-Use Workforce Housing (MU-2/WH).
Owner: East Line Partners LLC and SCDOT
Applicant: LS3P
5. **1625 Jessamine Rd (West Ashley) TMS# 3511200078** – 0.36 ac. Request rezoning from Single-Family Residential (SR-2) to Single and Two-Family Residential (STR).
Owner/Applicant: BS LLC
6. **1551 Mulberry St (West Ashley) TMS# 3500700090** – 0.45 ac. Request rezoning from Single-Family Residential (SR-2) to Commercial Transitional (CT).
Owner/Applicant: Low Country Christian Center
7. **Bees Ferry Rd and West Ashley Cir (West Ashley) TMS# 3010000027** (a portion) – approx. 7.0 ac. Request rezoning from Gathering Place (GP) to General Business (GB).
Owner: Whitfield Construction Company
Applicant: Madison Capital Group

SUBDIVISIONS

1. **Bermuda Point (Ashley River Road – West Ashley) TMS# 3550700006 & 012** – 4.6 ac. 35 lots. Request subdivision concept plan approval. Zoned Diverse Residential (DR-12), Limited Business (LB), General Business (GB).
Owner: Parsonage-CPW, LLC
Applicant: Windmill Engineering
2. **Grand Oaks, Phases 8, 9B-11 (Proximity Drive – West Ashley) TMS# 3010000696** – 72.8 ac. 137 lots. Request approval of revised subdivision concept plan. Zoned Planned Unit Development (PUD).
Owner: CalAtlantic Group, Inc.
Applicant: HLA, Inc.

ZONINGS

1. **1 Riverdale Dr (West Ashley) TMS# 4181400080** – 0.26 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Maho Holdings LLC
2. **S Gevert Dr (James Island) TMS# 3430300270** – 0.24 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Union Investments LLC

APPROVAL OF MINUTES

Approval of minutes from previous meetings.

REPORT OF THE TECHNICAL REVIEW COMMITTEE

Over the past month, the following subdivision projects were submitted to the TRC for review and approval. The findings of the TRC shall be presented to the Planning Commission. Items approved by the TRC comply with all applicable regulations and standards of the City of Charleston.

Preliminary & Final Plats

1. **8 ½ State Street (Peninsula) TMS# 4580903026** – 0.04 ac. 1 lot. LB. Final subdivision plat pending approval.
2. **Riverview Estates (River Road – Johns Island) TMS# 3120000064, 065, 066** – 45.6 ac. 48 lots. C & SR-1. Preliminary subdivision plat under review.
3. **CCSD West Ashley Campus (Sanders Road – West Ashley) TMS# 3060000011** – 126.2 ac. 3 lots. DR-6, GO, SR-1. Preliminary subdivision plat pending approval.
4. **Oak Bluff, Phase 1B (Oak Bluff Avenue – Cainhoy) TMS# 2690000043** – 4.7 ac. 19 lots. SR-1. Final subdivision plat pending approval.
5. **Parcel E, Phases 3 & 4 (Brailsford Street – Daniel Island) TMS# 2750000110** – 31.6 ac. DI-R. Final subdivision plat pending approval.
6. **F Street Parcel (Peninsula)** – 0.7 ac. 1 lot. Final subdivision plat pending approval.
7. **823 Jordan Street (James Island) TMS# 4250800029** – 0.7 ac. 2 lots. SR-1. Preliminary subdivision plat under review.
8. **Nabors Drive Townhomes (James Island) TMS# 4281600013, 046, 047, 048, 052** – 3.9 ac. 25 lots. DR-9. Revised preliminary subdivision plat pending approval.
9. **Oakfield, Phase 6 (Cane Slash Road – Johns Island) TMS# 2780000041** – 24.8 ac. 78 lots. PUD. Preliminary subdivision plat under review.
10. **Stonoview, Phase 4 (River Road – Johns Island) TMS# 3450000073 & 163** – 89.7 ac. 171 lots. PUD.

Preliminary subdivision plat approved.

- 11. Marshview Commons (McLernon Trace – West Ashley) TMS# 2850700003** – 29.0 ac. 165 lots. PUD. Final subdivision plat pending approval.
- 12. Mount Pleasant Street & Ashley Avenue (Peninsula) TMS# 4630801119** – 0.1 ac. 2 lots. SR-2. Final subdivision plat pending approval.
- 13. Floyd Drive Extension (West Ashley) TMS# 3010000027** – 0.8 ac. 2 lots. GB & GP. Preliminary subdivision plat under review.

Road Construction Plans

- 1. CCSD West Ashley Campus (Sanders Road – West Ashley) TMS# 3060000011** – 126.2 ac. 3 lots. DR-6, GO, SR-1. Road construction plans pending approval.
- 2. Nabors Drive Townhomes (James Island) TMS# 4281600013, 046, 047, 048, 052** – 3.9 ac. 25 lots. DR-9. Revised road construction plans pending approval.
- 3. Floyd Drive Extension (West Ashley) TMS# 3010000027** – 0.8 ac. 2 lots. GB & GP. Road construction plans under review.

Individuals with questions concerning the above items should contact the Department of Planning, Preservation and Sustainability at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 2 George St, Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except Saturdays, Sundays, and holidays. Additional information on these cases may also be obtained by visiting www.charleston-sc.gov/pc. In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.

**CITY OF CHARLESTON
PLANNING COMMISSION**

January 17, 2018

Plan Amendment for the *Plan West Ashley* Area Plan

BACKGROUND

During the past year, the City of Charleston has worked with property owners, residents, business owners, adjacent jurisdictions and other stakeholders in West Ashley and beyond to create the first area plan for all of West Ashley. The plan will be presented in more detail during the meeting.

The latest [Plan West Ashley](http://www.charleston-sc.gov/index.aspx?NID=1527) draft document can be viewed or downloaded on the City's website: <http://www.charleston-sc.gov/index.aspx?NID=1527>

STAFF RECOMMENDATION

APPROVAL OF THE PLAN

CITY OF CHARLESTON PLANNING COMMISSION

January 17, 2018

Rezoning 2 :

**116 Queen St (rear portion)
(Peninsula)**

BACKGROUND

Note: This item was presented to the Planning Commission in December 2017 and the commission voted to defer it to request opposing parties look for more opportunities for compromise.

The applicant is requesting a rezoning to include a portion of the subject property in the School Overlay Zone (S). The property proposed to be rezoned is located at the rear of the property addressed to 116 Queen Street and is zoned Diverse Residential (DR-1F). The property is located adjacent to the Charleston Day School which occupies much of the block bounded by Archdale Street, Queen Street, Logan Street and Magazine Street. Other nearby and adjacent uses include single-family detached residences, townhomes, and multi-family residential units. The block on which the subject property is located is zoned DR-1F and DR-2F. The portion of the property proposed to be rezoned is approximately 1,968 square feet and is vacant.

As is typical in many neighborhoods, schools co-exist with many other uses; including areas with predominately residential uses. The School Overlay Zone is intended to identify areas within residential zoning districts where school uses are allowed. New or expanded school uses are prohibited within residential zoning districts unless they are within the School Overlay Zone.

The Board of Zoning Appeals--Zoning must approve the manner of the use as an exception, upon a finding by the Board that certain conditions will be met to minimize the potential negative impacts to the greatest extent possible. These conditions are as follows:

For nursery, preschool and kindergarten schools:

- (a) Proof of the application for the facilities licensing by the Department of Social Services is provided;*
- (b) Outdoor play is allowed only between the hours of 8 a.m. and 6 p.m.;*
- (c) Play areas within fifty feet (50') of a residential structure are appropriately buffered;*
- (d) Off-street parking requirements of this Chapter are met and parking areas are appropriately buffered;*
- (e) Plans for ingress/egress, loading/unloading and the location of the parking and play areas are approved for safety by the appropriate City department(s);*
- (f) The facility is compatible with the surrounding neighborhood based upon consideration of the number of persons in the facility, potential traffic and noise impacts, location of the*

- play, parking, loading and circulation areas and relation to other noise or traffic generating institutions (particularly if another non-residential facility is facing or abutting the same block face or is within three hundred feet (300') of the proposed site); and*
- (g) *Proposed outdoor lighting of the facility does not unduly impact neighboring properties.*

For elementary and secondary schools and colleges:

- (a) *The principal building(s) shall occupy no more than fifty (50) percent of the lot on which the building(s) is (are) located;*
- (b) *Sufficient well-designed parking spaces will be provided internal to the campus and parking areas shall be appropriately buffered;*
- (c) *Dormitory type facilities will be no closer than twenty-five feet (25') to any lot occupied by a single-family dwelling;*
- (d) *Excessive traffic will not be generated on a residential street; and*
- (e) *The facility is compatible with the surrounding neighborhood based upon consideration of the number of persons in the facility, potential traffic and noise impacts, location of the play, parking, loading and circulation areas and relation to other noise or traffic generating institutions (particularly if another non-residential facility is facing or abutting the same block face or is within three hundred feet (300') of the proposed site).*

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** recommends keeping the character of established areas in the City when considering rezoning property. The School Overlay Zone indicates the City's recognition of the importance of schools in neighborhoods and is it designed to make sure that existing school uses continue to be compatible with surrounding neighborhoods. The subject property area is designated in the Century V Plan as **Urban** which includes many uses and building types, including schools. Rezoning the subject property to be included in the School Overlay Zone is recommended to encourage a mix of compatible urban uses and ensure appropriate continued school uses occur within the existing neighborhood.

STAFF RECOMMENDATION

APPROVAL

Rezoning 2

116 Queen St (Peninsula)

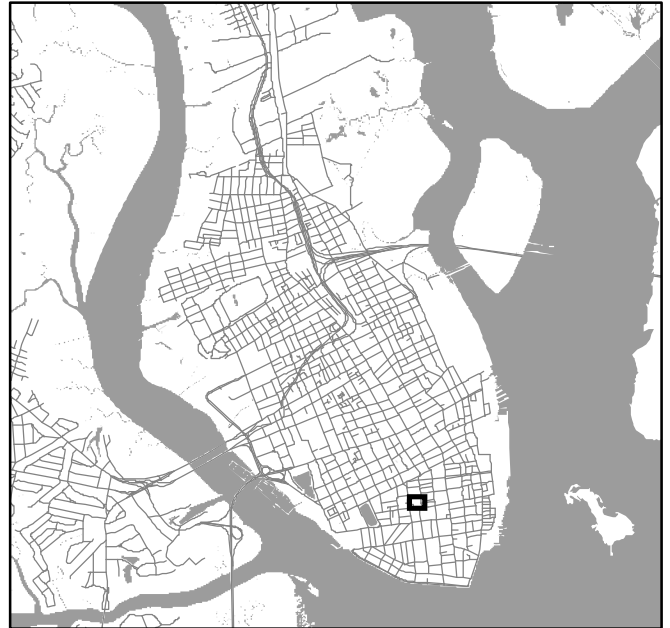
a portion of TMS# 4570804074

0.045 ac.

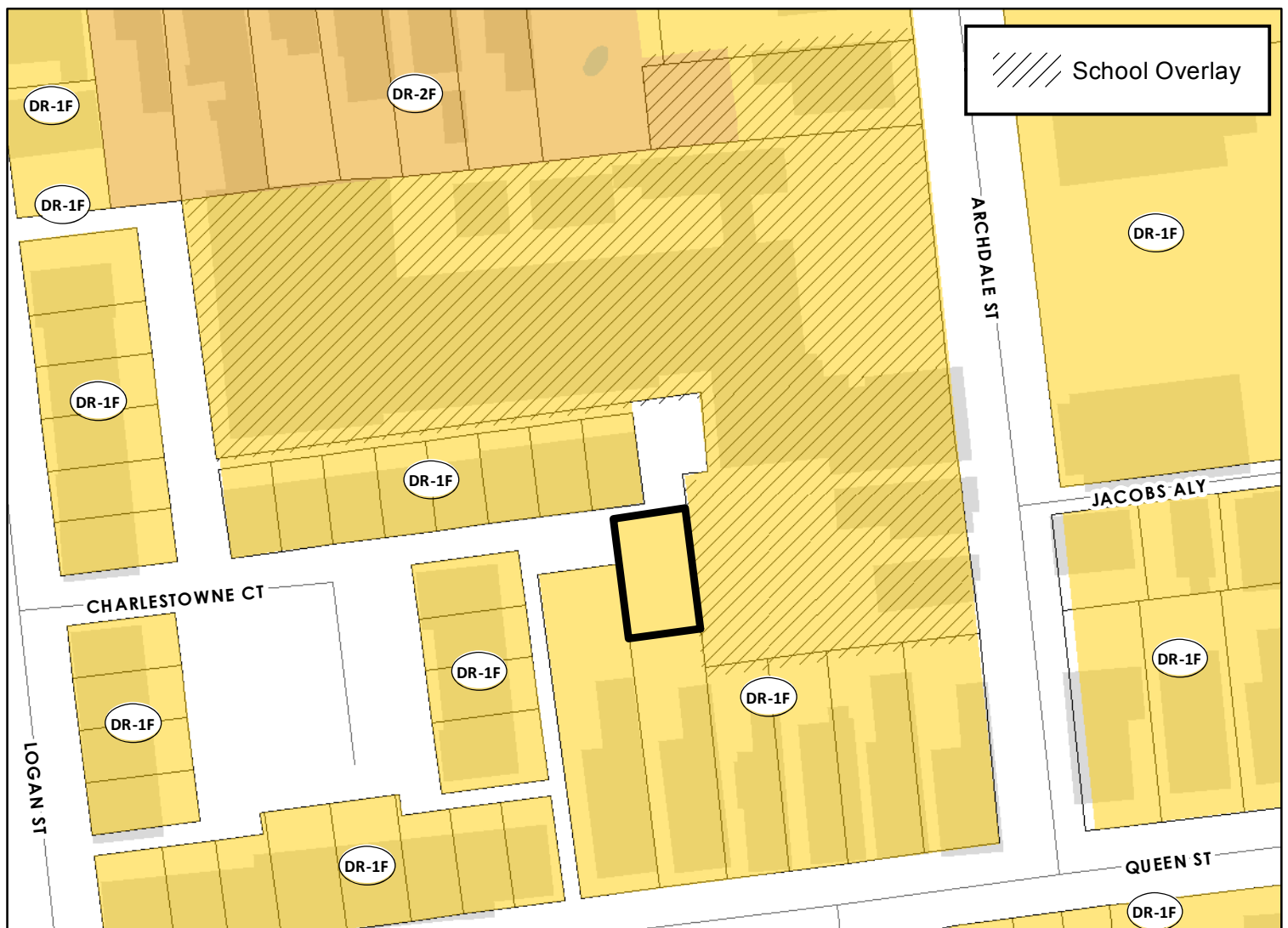
Request rezoning to include the rear portion of the property in the School (S) Overlay Zone.

Owner: L. Sloan Wright et al.
Applicant: Charleston Day School

Area



Location



CITY OF CHARLESTON PLANNING COMMISSION

January 17, 2018

Rezoning 3 :

363, 367 & 369 King St (Peninsula)

BACKGROUND

The applicant is requesting a rezoning to change three properties addressed at 363, 367 and 369 King Street from the Urban Commercial (UC) zoning classification to the Mixed-Use Workforce Housing (MU-2/WH) classification. The properties comprise approximately 0.44 acre fronting on the west side of King Street near its intersection with Burns Lane. Nearly the entire block that includes the subject properties is zoned GB with the exception of the student housing on the interior of the block (MU-2) and a property at the corner of King and Calhoun Streets (zoned Urban Commercial).

Currently, the property is occupied by several buildings with varying ages and historic or architectural significance. The ground floor contains retail and restaurant uses while the upper floors contain apartments. The subject properties are surrounded by a diverse mix of urban uses and building types such as retail, restaurant and office with residential apartments and condominiums located on upper floors. As is the condition with most properties in this block, there is no significant on-site parking provided by property owners.

The Mixed Use/Workforce Housing zoning districts were created to encourage mixed use development with diverse housing options in appropriate areas of the City. The district provides incentives to encourage a mixture of uses and promotes a mixture of housing opportunities within a single project through rental and homeowner programs aimed at specific income levels. The district requires a minimum number of Workforce Housing units for projects that include 5 or more residential units. In the MU-2/WH district, owner-occupied workforce units are targeted toward the housing market that includes households making no more than 120% of the area median income. Rental workforce units are targeted toward households making no more than 80% of the area median income. The permitted uses in MU-2/WH are the same as those allowed in GB.

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** notes that the area wherein the subject properties lie, is in the City's **Urban Core** in which many uses, including apartment buildings and dormitories, make up the urban context we see throughout the Charleston Peninsula; especially in the King Street area. Given the existing context and the uses and densities allowed in the proposed zoning, the MU-2/WH is recommended for this area.

STAFF RECOMMENDATION

APPROVAL

Rezoning 3

363, 367 & 369 King St (Peninsula)

TMS# 4570402027, 028 & 029

0.44 ac.

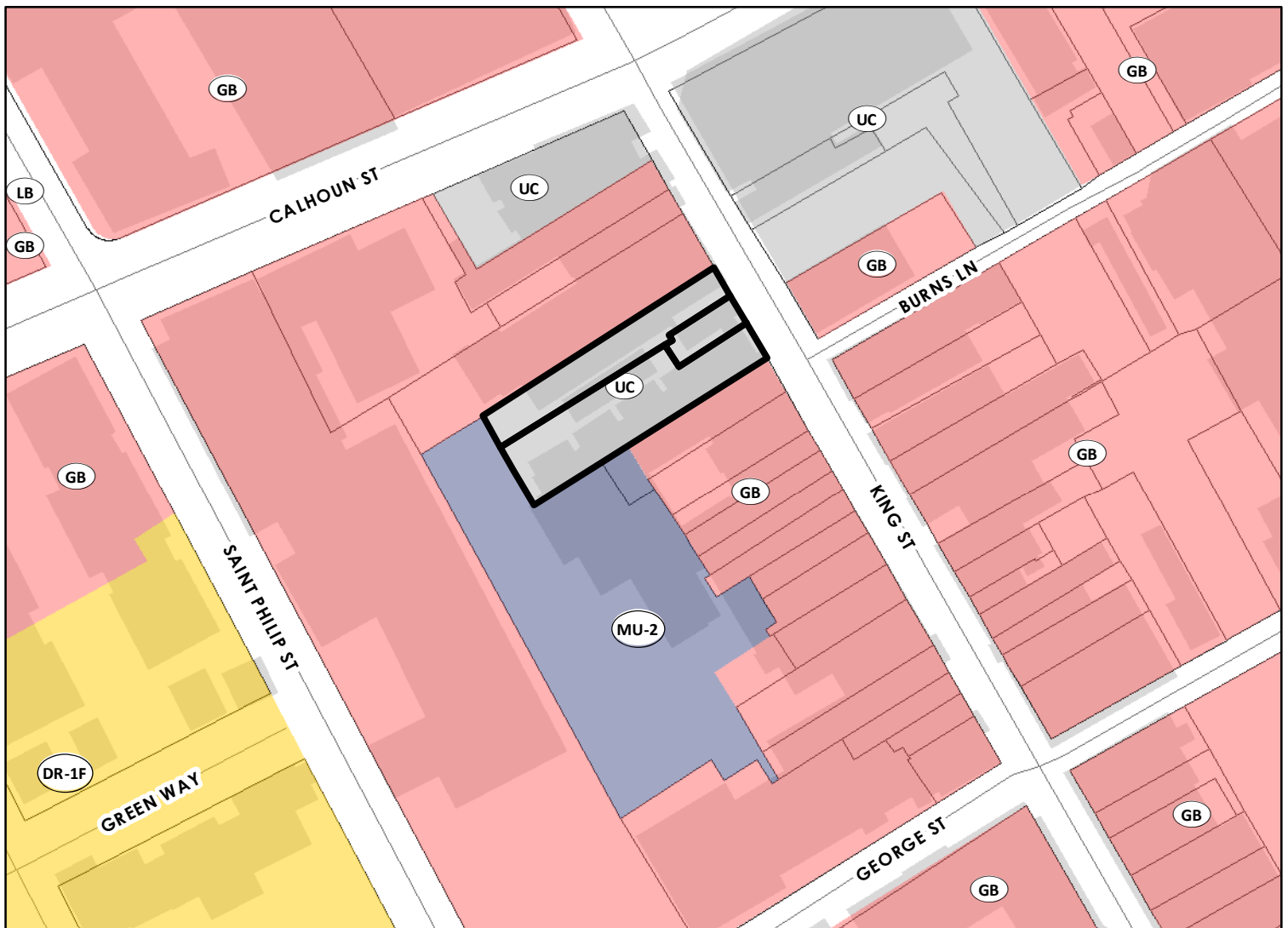
Request rezoning from Urban Commercial (UC) to
Mixed-Use/Workforce Housing (MU-2/WH).

Owner/ Applicant:
23 Bond Owner 363-369 King LLC

Area



Location



CITY OF CHARLESTON PLANNING COMMISSION

January 17, 2018

Rezoning 4 :

36 & 38 Line St and Sheppard St Right-of-Way (Peninsula)

BACKGROUND

The applicant is requesting rezoning from General Business (GB), Light Industrial (LI) and unzoned right-of-way to Mixed-Use/Workforce Housing (MU-2/WH) and Mixed Use (MU-2). The subject properties are located to the north of Line Street between King Street and Meeting Street and adjacent to the ramp from the Septima Clark Parkway onto Interstate 26 and the ramp from I-26 to Meeting Street. The property is a potential urban infill development site surrounded by Light Industrial (LI) zoning, Mixed-Use/Workforce Housing zoning and General Business (GB) zoning. Much of this urban block has already been rezoned to MU-2/WH including a recent rezoning request adjacent to the rail right-of-way. A portion of the area proposed for rezoning is part of the Sheppard Street right-of-way (west of Meeting Street) recently approved for abandonment. A portion of the subject area adjacent to Sheppard Street is former SCDOT right-of-way property and is vacant. One of the two subject properties fronting on Line Street is vacant and the other contains a two-story residential building.

Surrounding uses vary widely as there are a blend of historic and modern uses and buildings in the immediate area. Existing surrounding and nearby uses include the semi-abandoned Norfolk Southern rail line, the Post and Courier offices and presses, a grocery store, small retail shops, restaurants, a bowling alley, single and multi-family homes (some in a state of deterioration), mini-storage and warehouses, surface parking lots and large and small vacant lots.

The Mixed-Use/Workforce Housing (MU-2/WH) zoning district allows for a mix of uses that incorporates housing opportunities for persons of varying means and incomes, along with complementary nonresidential uses. The permitted uses in MU-2/WH are the same as those allowed in GB.

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** encourages appropriate infill development within already urbanized areas. The Century V Plan map indicates the subject properties are within an area designated as **Urban Core**. The Urban Core is the densest, most mixed-use portion of the City generally comprised of the central business district. The area of the peninsula surrounding the subject properties consists of a wide variety of appropriate urban uses and building types thus mixed-use zoning districts are appropriate for these properties.

STAFF RECOMMENDATION

TO BE DISCUSSED AT THE MEETING

Rezoning 4

36 & 38 Line St and Sheppard St Right-of-Way
(Peninsula)

TMS# 4590503105, 106 & 138

approximately 0.64 ac.

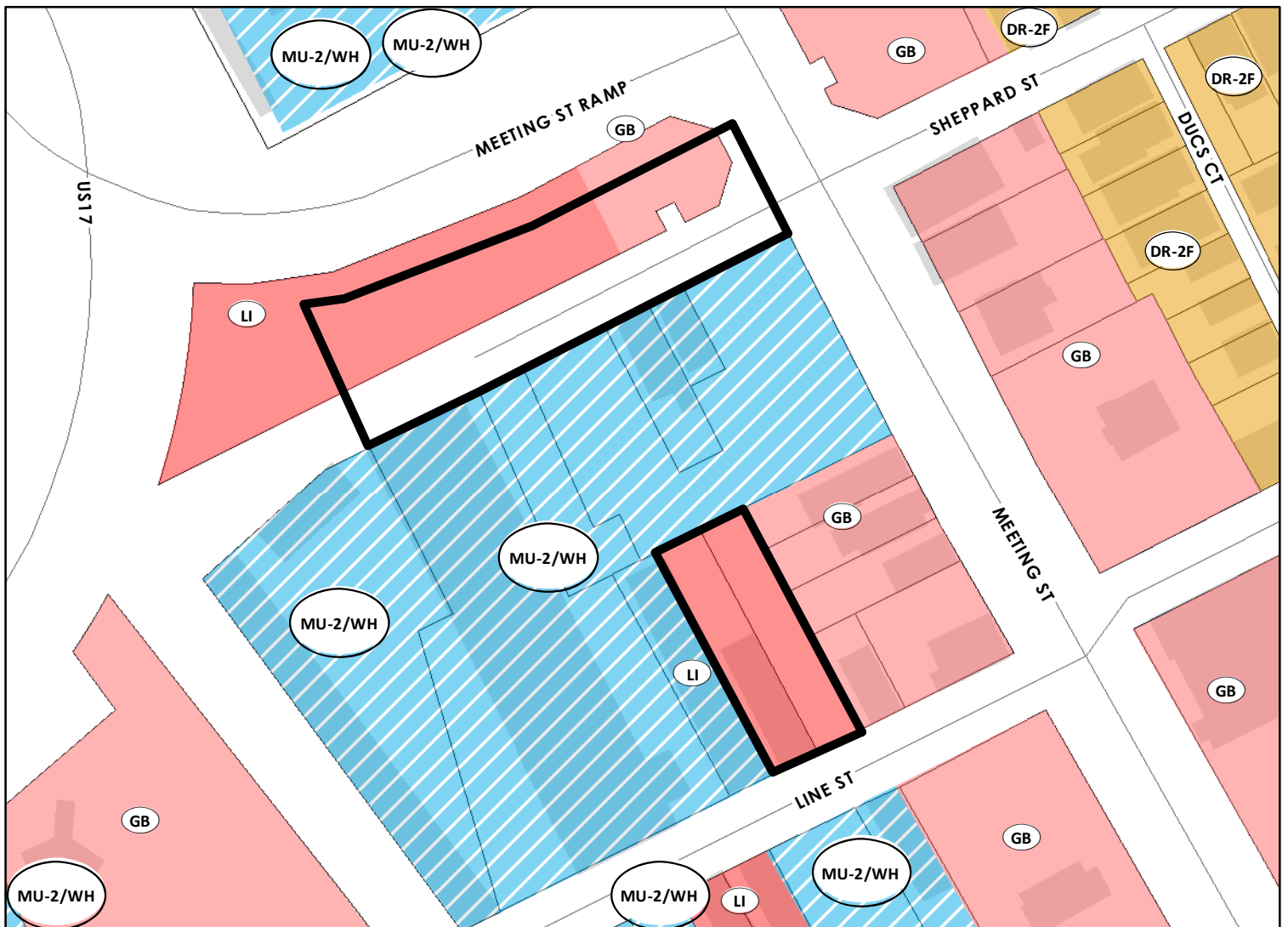
Request rezoning from Light Industrial (LI),
General Business (GB) and unzoned right-of-way
to Mixed-Use (MU-2) &
Mixed-Use Workforce Housing (MU-2/WH).

Owner: East Line Partners LLC and SCDOT
Applicant: LS3P

Area



Location



**CITY OF CHARLESTON
PLANNING COMMISSION**

January 17, 2018

Rezoning 5 :

**1625 Jessamine Rd
(West Ashley)**

BACKGROUND

The applicant is requesting a rezoning from Single-Family Residential (SR-2) to Single and Two-Family Residential (STR). The subject property, located on the south side of Jessamine Road between Camelia Road and Wisteria Road, is surrounded by Single-Family Residential (SR-2) zoning and Single and Two-Family Residential (STR) zoning, prevalent throughout the neighborhood. The property is surrounded by single-family homes, duplexes and small apartments. The subject property, the size of two typical neighborhood lots, now contains a single-family home.

The STR zoning allows a single-family home or two residential units (attached or detached) on one parcel.

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** recommends maintaining the character of established areas in the City when considering the zoning of property. The subject property is designated in the Century V Plan as **Suburban** which is characterized by mostly residential uses at varying densities. Given the existing pattern of development in the surrounding neighborhood, the STR zoning is appropriate.

STAFF RECOMMENDATION

APPROVAL

Rezoning 5

1625 Jessamine Rd (West Ashley)

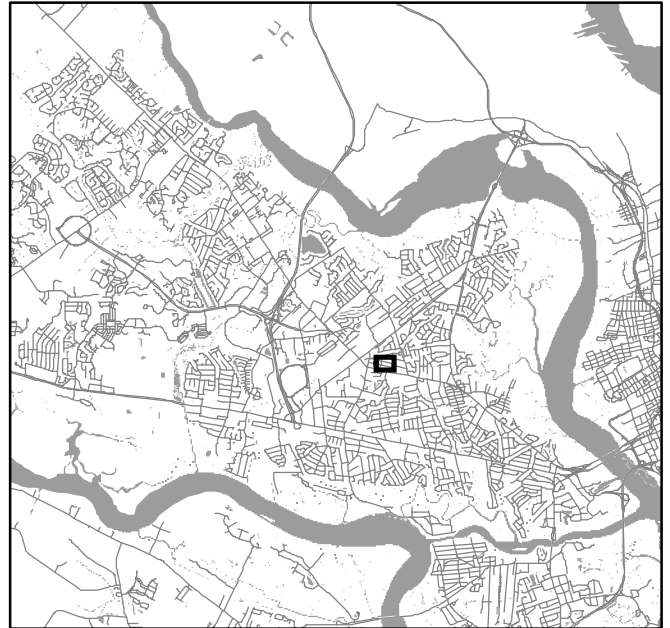
TMS# 3511200078

0.36 ac.

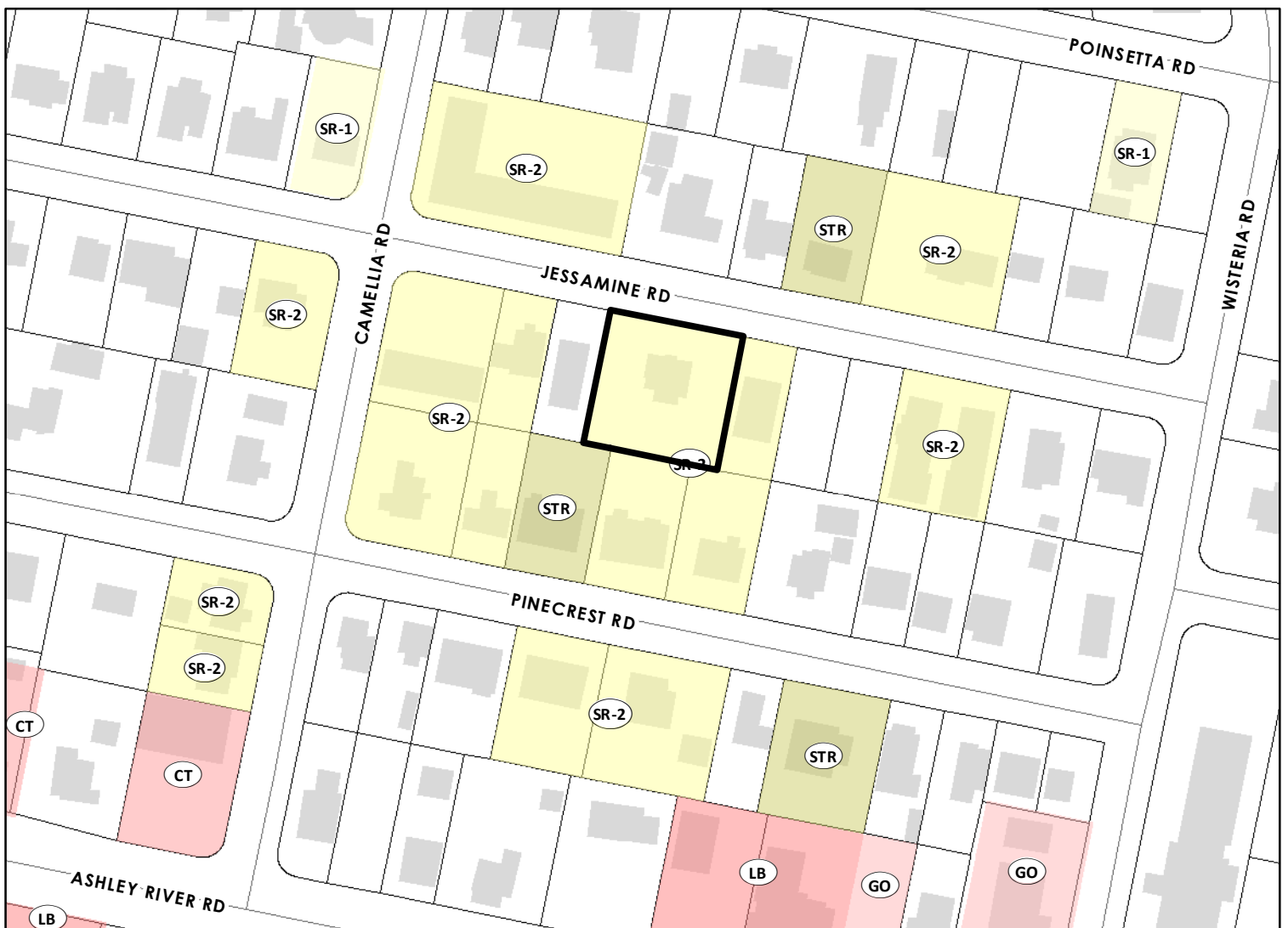
Request rezoning from
Single-Family Residential (SR-2) to
Single and Two-Family Residential (STR).

Owner/Applicant: BS LLC

Area



Location



**CITY OF CHARLESTON
PLANNING COMMISSION**

January 17, 2018

Rezoning 6 :

**1551 Mulberry Street
(West Ashley)**

BACKGROUND

The applicant is requesting a rezoning from Single-Family Residential (SR-2) to Commercial Transitional (CT). The subject property, located on the south side of Mulberry Street between White Oak Drive and Locust Street, is surrounded by Single-Family Residential (SR-2) zoning with Single Two-Family Residential (STR) zoning prevalent throughout the neighborhood. The subject property is surrounded by single-family homes, duplexes, small apartments and a church (and backs up to the West Ashley Bikeway which is a City park). The subject property, the size of two typical neighborhood lots, contains a residential building converted for use as a non-profit community resource center known as the Pink House.

The Commercial Transitional (CT) zoning district allows many commercial uses and buildings up to 5,000 square feet in area. No other commercial zonings exist nearby in the neighborhood, with the nearest commercial zonings and uses occurring on the fringes of the neighborhood on Savannah Highway. Like the Pink House, other non-residential uses occurring within the considered "legal, non-conforming."

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** recommends maintaining the character of established areas in the City when considering the zoning of property. The subject property is designated in the Century V Plan as **Suburban** which is characterized by mostly residential uses at varying densities. Given the size of the subject property, proximity of residential uses, and existing pattern of suburban development within the surrounding neighborhood, the Commercial Transitional (CT) zoning is not suitable for this location, but a more intense residential zoning of Single and Two-Family Residential STR zoning is appropriate.

STAFF RECOMMENDATION

APPROVAL FOR STR ZONING

Rezoning 6

1551 Mulberry St (West Ashley)

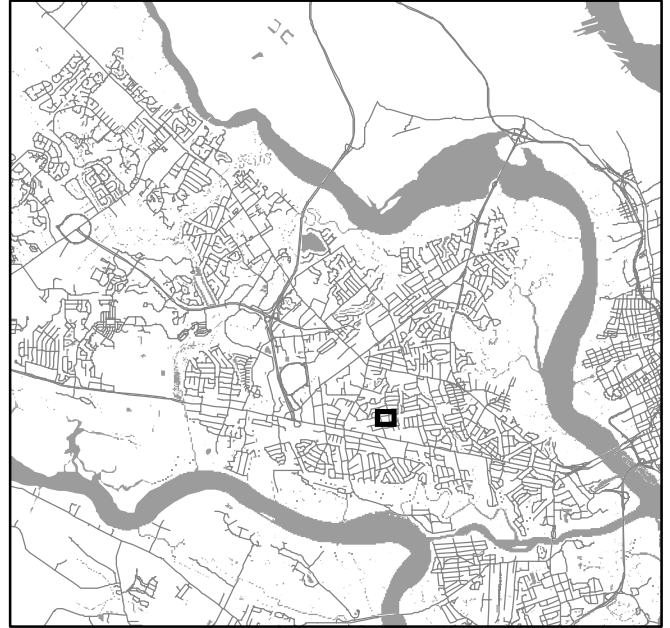
TMS# 3500700090

0.45 ac.

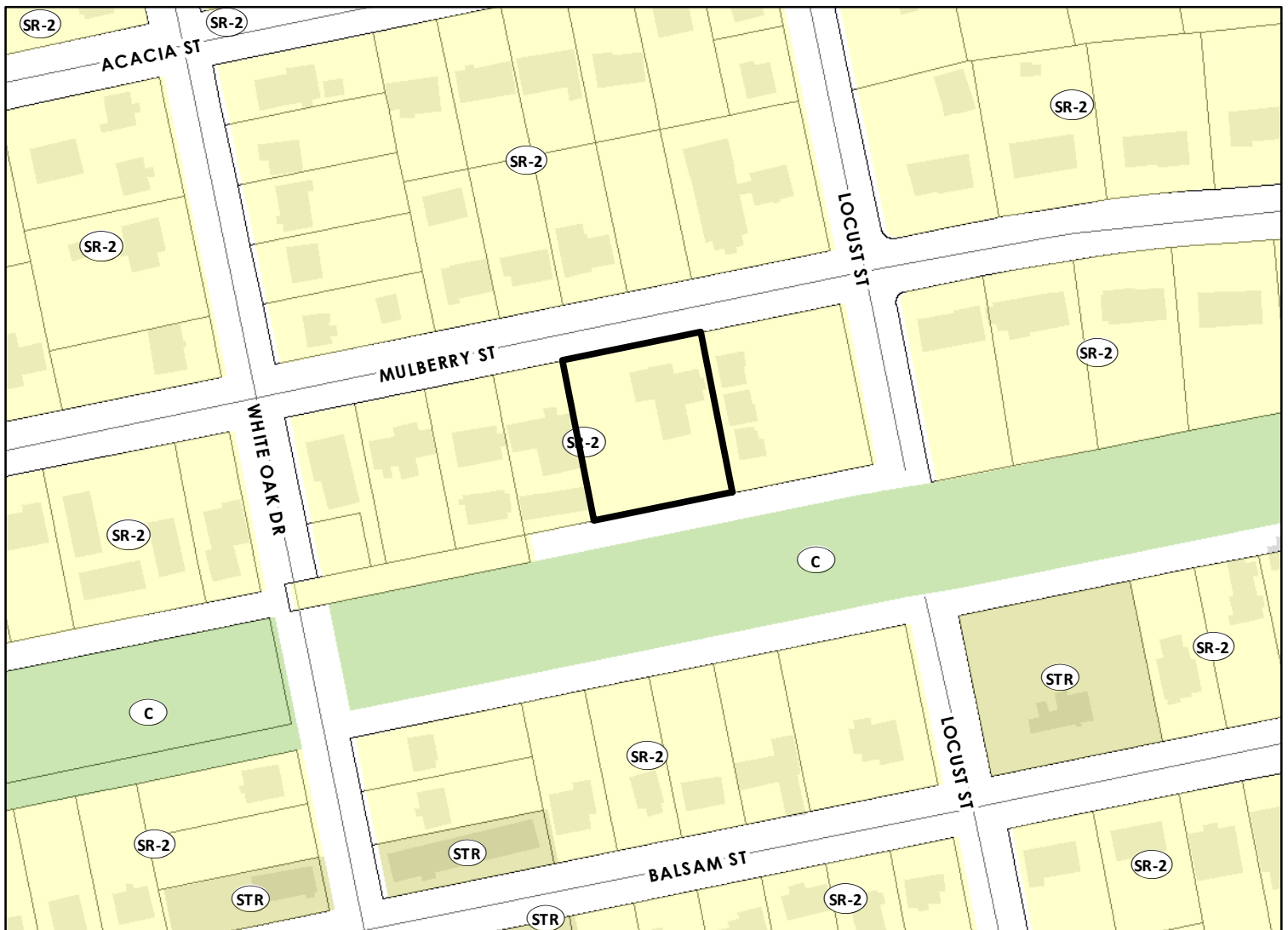
Request rezoning from
Single-Family Residential (SR-2) to
Commercial Transitional (CT).

Owner/Applicant:
Low Country Christian Center

Area



Location



CITY OF CHARLESTON PLANNING COMMISSION

January 17, 2018

Rezoning 7 :

Bees Ferry Road & West Ashley Circle (West Ashley)

BACKGROUND

The applicant is requesting rezoning of a portion of a property located at the southwest quadrant of Bees Ferry and West Ashley Circle from Gathering Place (GP) to General Business (GB). Surrounding zonings include GB, GP and Light Industrial (LI). Surrounding uses include the Wal-Mart superstore, vacant commercial property and vacant property planned for multi-family residential. The subject property, consisting of roughly 7.0 total acres (with a couple of wetland acres), is undeveloped. An adjacent portion of the overall property zoned GP was rezoned to General Business in 2016.

This property is in Church Creek Drainage Basin but none of the property is in the 100 year floodplain affected by the Church Creek moratorium on development.

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** recommends keeping the character of established areas in the City when considering the rezoning of property. The Century V Plan map indicates the subject property is within the **Urban Growth Boundary** in an area designated as **Urban Center**. Urban Center areas can be located in suburban parts of the City, but are characterized by higher residential densities and tighter network of streets/blocks than surrounding suburban districts. The West Ashley Circle area is intended to have a more urban setting with multi-story buildings, a mixture of compatible uses and a connected, walkable network of streets. The subject property is just off the circle and development should complement the type of development that will occur on and nearer to the circle. Given the existing zoning and proposed plans for this area, the proposed General Business (GB) zoning is appropriate for the portion of the subject property requested.

STAFF RECOMMENDATION

APPROVAL

Rezoning 7

Bees Ferry Rd and
West Ashley Cir (West Ashley)

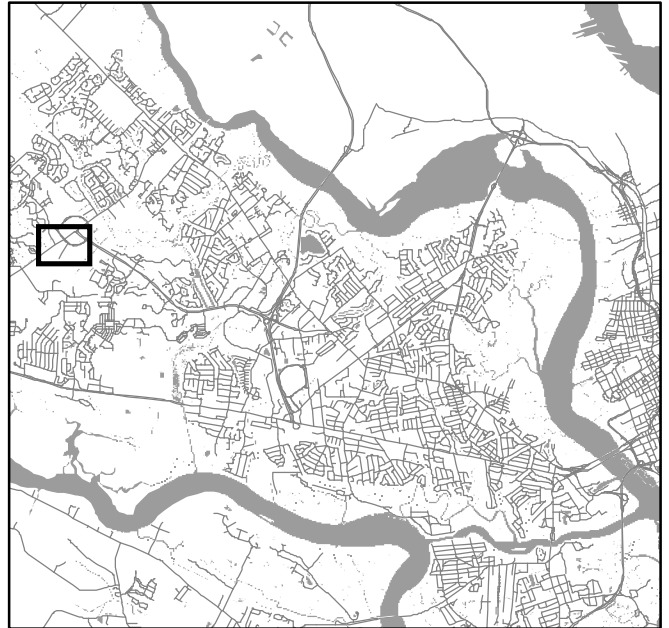
TMS# 3010000027 (a portion)

approx. 7.0 ac.

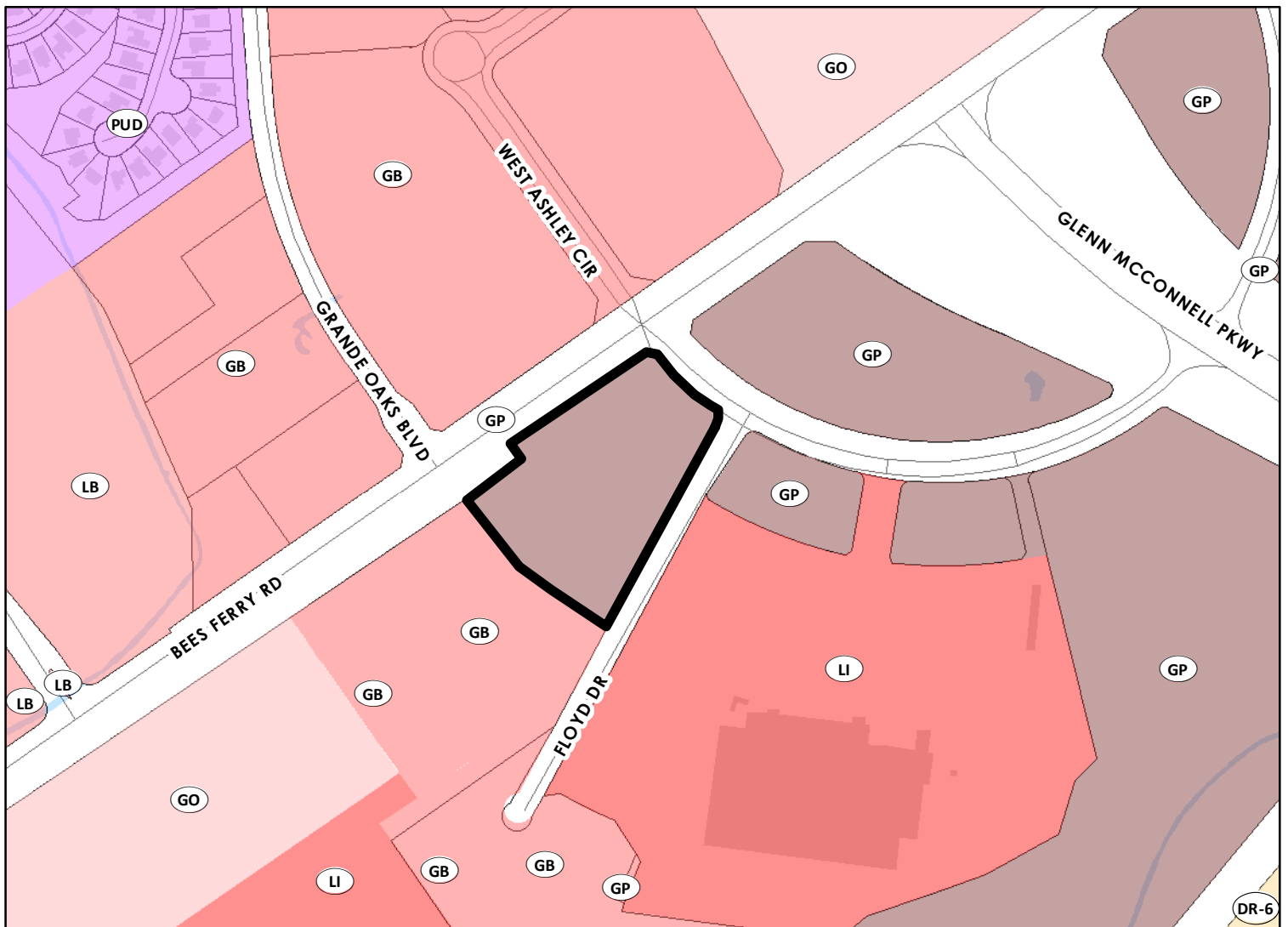
Request rezoning from Gathering Place (GP)
to General Business (GB).

Owner: Whitfield Construction Company
Applicant: Madison Capital Group

Area



Location



**CITY OF CHARLESTON
PLANNING COMMISSION**

January 17, 2018

Subdivision 1:

**Bermuda Point
(Ashley River Road – West Ashley)**

BACKGROUND

The applicant is requesting subdivision concept plan approval for 4.6 acres on Ashley River Road in West Ashley. This project consists of the creation of a new right-of-way that connects to the existing Waterfowl Lane to serve 29 parcels for single-family attached homes and one commercial outparcel for future development. The proposed right-of-way is typical for Local Residential Access Streets and the new parcels conform to the subdivision requirements for single-family attached parcels in the DR-12 zone district. There is critical area adjacent to this site, which is not proposed to be impacted. There are no jurisdictional wetlands on the site. There are grand trees on the site, impacts to which have been submitted for review by the Board of Zoning Appeals – Site Design. The City's Technical Review Committee (TRC) has reviewed the conceptual subdivision for compliance with City standards.

The property is zoned Diverse Residential (DR-12), General Business (GB), and Limited Business (LB), which allow single-family residential uses. The surrounding existing uses include primarily single-family residential and commercial uses.

STAFF RECOMMENDATION

APPROVAL WITH CONDITIONS

Subdivision 1

Bermuda Pointe
(Ashley River Road – West Ashley)

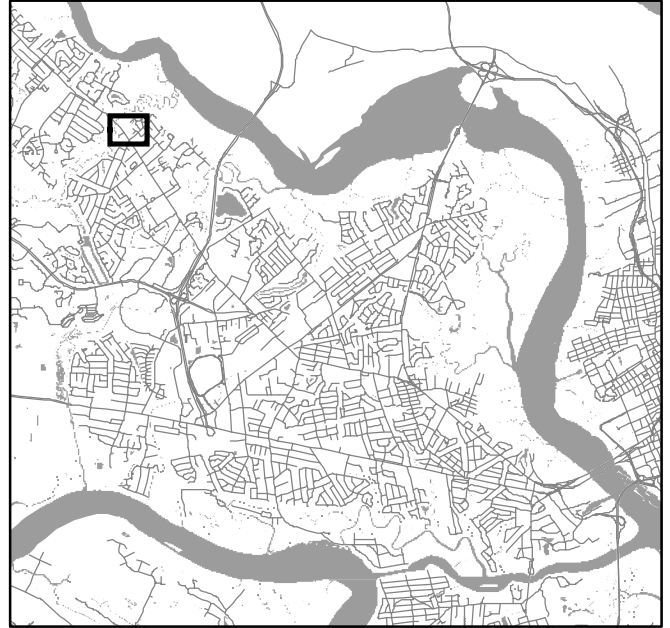
TMS# 3550700006 & 012

4.6 ac.

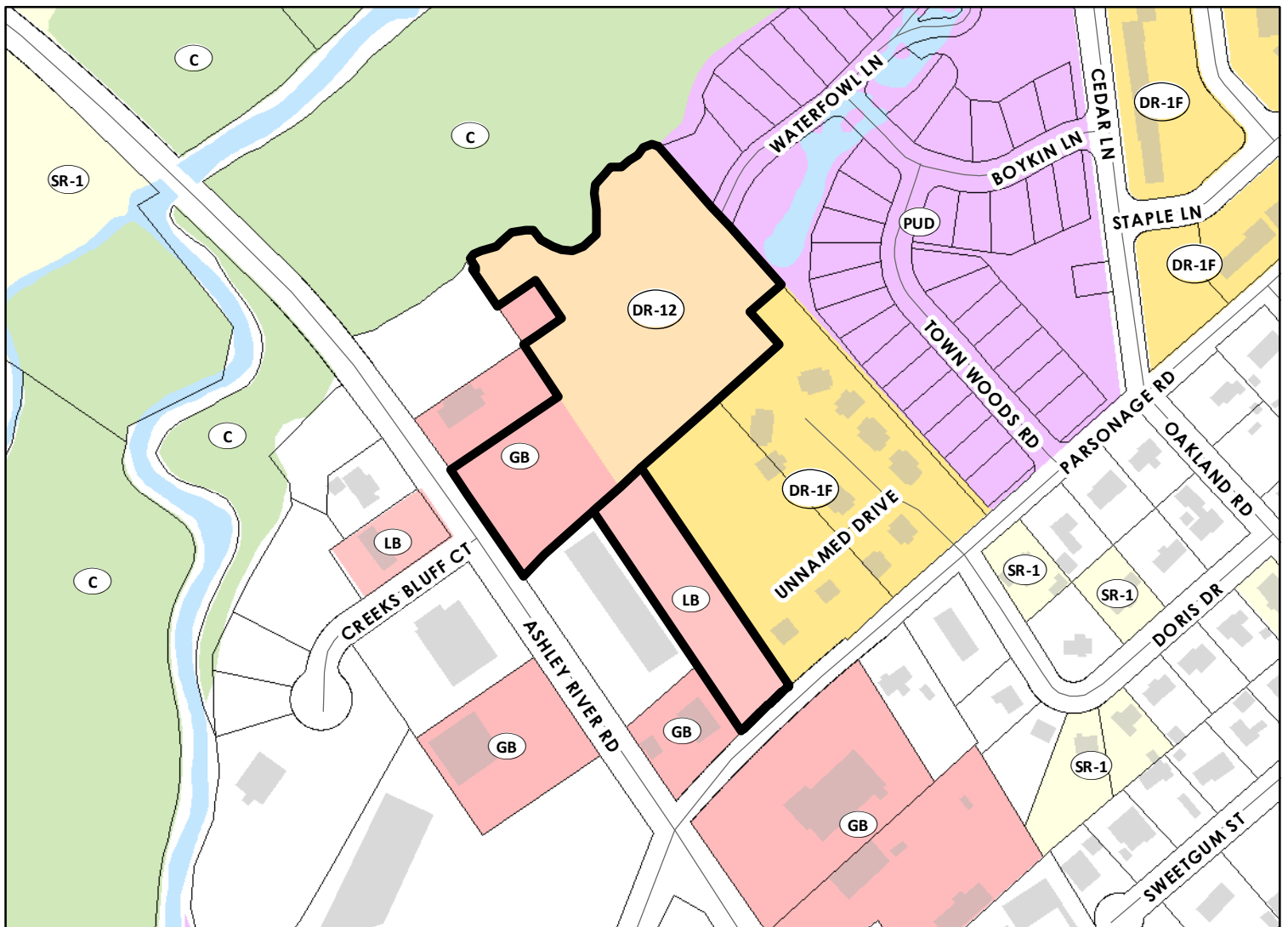
35 lots. Request subdivision concept plan approval.
Zoned Diverse Residential (DR-12),
Limited Business (LB), General Business (GB).

Owner: Parsonage-CPW, LLC
Applicant: Windmill Engineering

Area



Location



Tree ID	DBH	Species	Grade	Condition	Comments
1	19-24	LIVE OAK	B	GOOD	
2	23.7	LIVE OAK	B	GOOD	
3	28	LIVE OAK	B	GOOD	
4	39	LIVE OAK	B	GOOD	
5	33	LIVE OAK	B	GOOD	
6	20	LIVE OAK	B	GOOD	
7	25	LIVE OAK	B	GOOD	
8	18/22/35	LIVE OAK	B	GOOD	
9	29	COTTONWOOD	C	POOR	
10	12/18/19	ELM	D	POOR	

TREES EVALUATED BY NATURAL DIRECTIONS

LEGEND



HOA AREAS



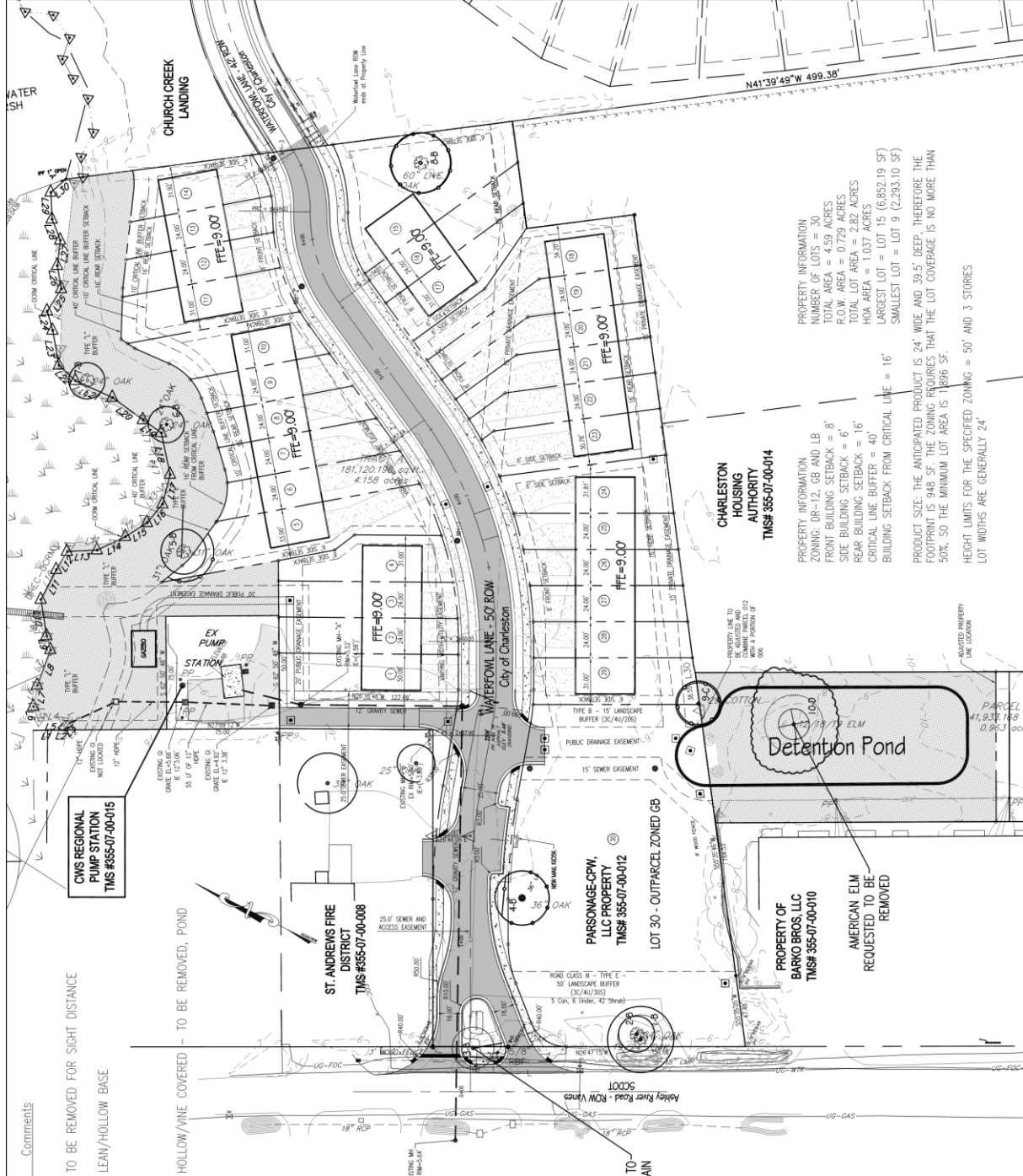
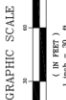
TREES TO BE REMOVED



TREE # AND GRADE

- NOTES:
1. WATER AND SEWER SERVICE TO BE PROVIDED BY CHARLESTON WATER SYSTEMS. NEW WATER AND SEWER LINES WILL BE CONSTRUCTED AS PART OF THIS PROJECT.
 2. DRIVEWAYS THAT CROSS OVER PROPERTY LINES WILL BE GRANTED INGRESS/EGRESS EASEMENTS AND SHARED DRIVEWAY EASEMENTS TO REDUCE THE NUMBER OF ROAD CONNECTIONS.
 3. SIGHT DISTANCE VISIBILITY AT ALL EXITS AND/OR INTERSECTIONS WILL BE MAINTAINED IN ACCORDANCE WITH SCOTT'S ACCESS AND ROADSIDE MAINTENANCE STANDARDS MANUAL.
 4. NO PARKING WILL BE PERMITTED ON THIS STREET. PARKING IS NOT PERMITTED ON STREETS WITH LESS THAN 27' OF PAVEMENT.

28" LIVE OAK TO REMAIN



PROPERTY INFORMATION
 NUMBER OF LOTS = 30
 TOTAL AREA = 4.59 ACRES
 R.O.W. AREA = 0.729 ACRES
 TOTAL LOT AREA = 2.862 ACRES
 H.O.A. AREA = 1.037 ACRES
 LARGEST LOT = LOT 15 (6,852.19 SF)
 SMALLEST LOT = LOT 9 (2,293.10 SF)

PROPERTY INFORMATION
 ZONING: DR-12, GB AND LB
 FRONT BUILDING SETBACK = 8'
 SIDE BUILDING SETBACK = 6'
 REAR BUILDING SETBACK = 16'
 CRITICAL LINE BUFFER = 40'
 BUILDING SETBACK FROM CRITICAL LINE = 16'

PRODUCT SIZE: THE ANTICIPATED PRODUCT IS 24" WIDE AND 39.5' DEEP. THEREFORE THE FOOTPRINT IS 945 SF. THE ZONING REQUIRES THAT THE LOT COVERAGE IS NO MORE THAN 50%, SO THE MINIMUM LOT AREA IS 1,896 SF.

HEIGHT LIMITS FOR THE SPECIFIED ZONING = 50' AND 3 STORIES
 LOT WIDTHS ARE GENERALLY 24'

**CITY OF CHARLESTON
PLANNING COMMISSION**

January 17, 2018

Subdivision 2:

**Grand Oaks, Phases 8, 9B-11
(Proximity Drive – West Ashley)**

BACKGROUND

The applicant is requesting approval for a revised subdivision concept plan for 72.8 acres on Proximity Drive in West Ashley. This project consists of the creation of new rights-of-way to serve 137 parcels for single-family detached homes in the Bees Landing PUD. The proposed rights-of-way are typical for Local Single-Family Residential Access Streets and the new parcels conform to the subdivision requirements for the Bees Landing PUD. There is no critical area adjacent to this site. There are non-jurisdictional wetlands on the site, which are proposed to be filled for this development, as well as jurisdictional wetlands, which are not proposed to be impacted. There are grand trees on the site, the proposed impacts to which have received the approval of BZA-SD. The City's Technical Review Committee (TRC) has reviewed the conceptual subdivision for compliance with City standards.

The property is zoned Planned Unit Development (PUD). The surrounding existing uses include primarily single-family residential uses.

STAFF RECOMMENDATION

APPROVAL

Subdivision 2

Grand Oaks, Phases 8, 9B-11
(Proximity Drive – West Ashley)

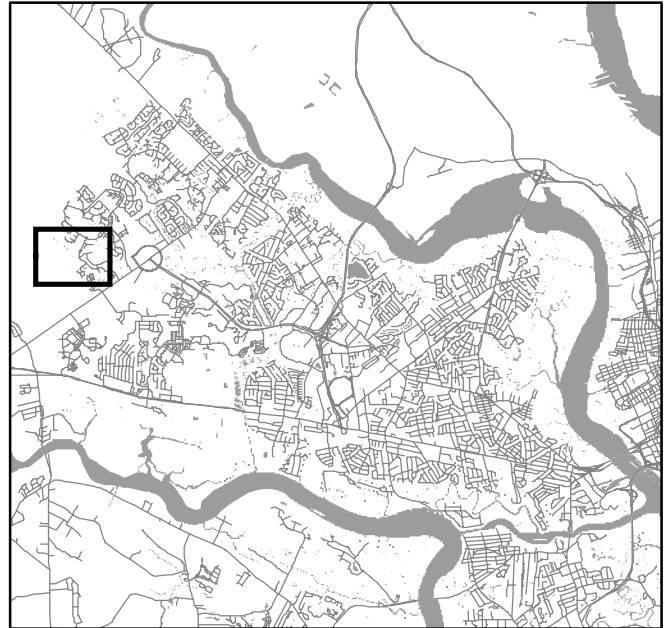
TMS# 3010000696

72.8 ac.

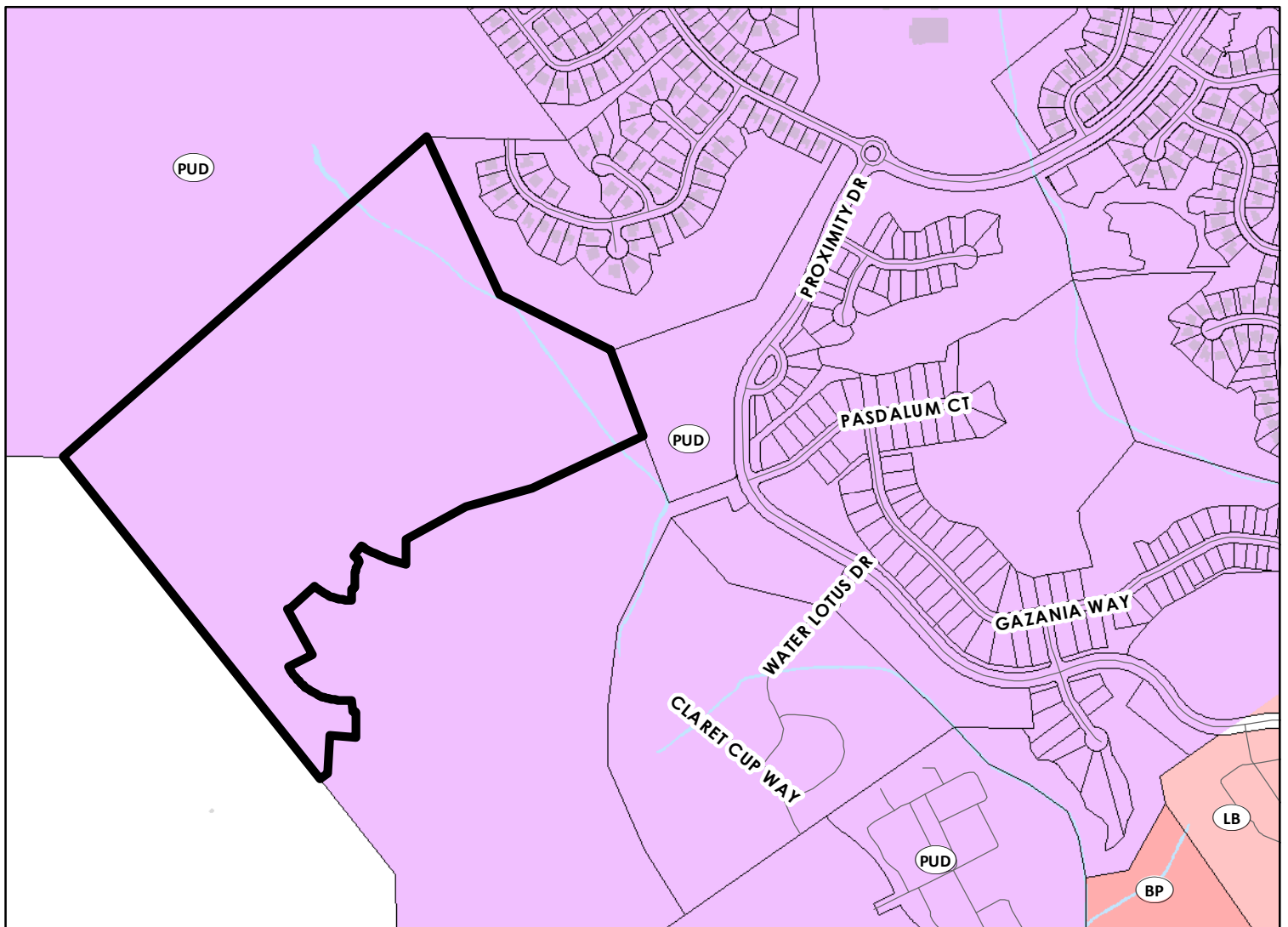
137 lots. Request approval of revised subdivision
concept plan. Zoned Planned Unit Development (PUD).

Owner: CalAtlantic Group, Inc.
Applicant: HLA, Inc.

Area



Location



**CITY OF CHARLESTON
PLANNING COMMISSION**

January 17, 2018

Zonings 1 and 2:

Recently Annexed Properties on James Island & in West Ashley

BACKGROUND

The following zoning items are located in the **West Ashley** and **James Island** areas of the City and were recently annexed or the annexation is pending. The zoning districts recommended in the City closely match the zonings assigned to the properties in Charleston County or they are compatible with the context of the existing development or lot sizes in the surrounding neighborhoods.

<u>Zoning Item</u>	<u>Property Address</u>	<u>Acres</u>	<u>Land Use</u>	<u>Previous Zoning</u>	<u>Recommended Zoning</u>
	<u>West Ashley</u>				
1.	I Riverdale Dr	0.26	Single-Family Residential	R-4	SR-I
	<u>James Island</u>				
2.	S Gevert Dr	0.24	Vacant Residential	R-4	SR-I

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** recommends maintaining the character of established areas in the City when considering the zoning of property. The subject properties are designated in the Century V Plan as **Suburban** which are predominately residential with varying, but lower densities. Given the existing pattern of development in the surrounding area the proposed zonings are appropriate for these sites.

STAFF RECOMMENDATION

APPROVAL ON ITEMS 1 AND 2

Zoning 1

1 Riverdale Dr (West Ashley)

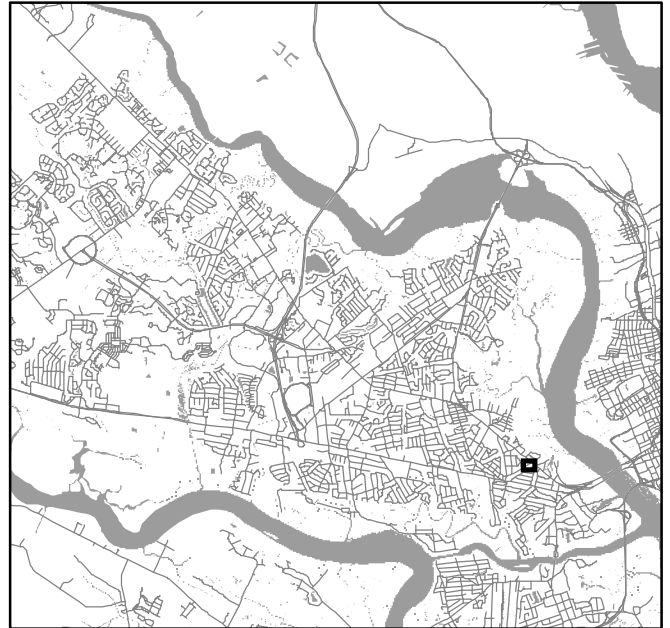
TMS# 4181400080

0.26 ac.

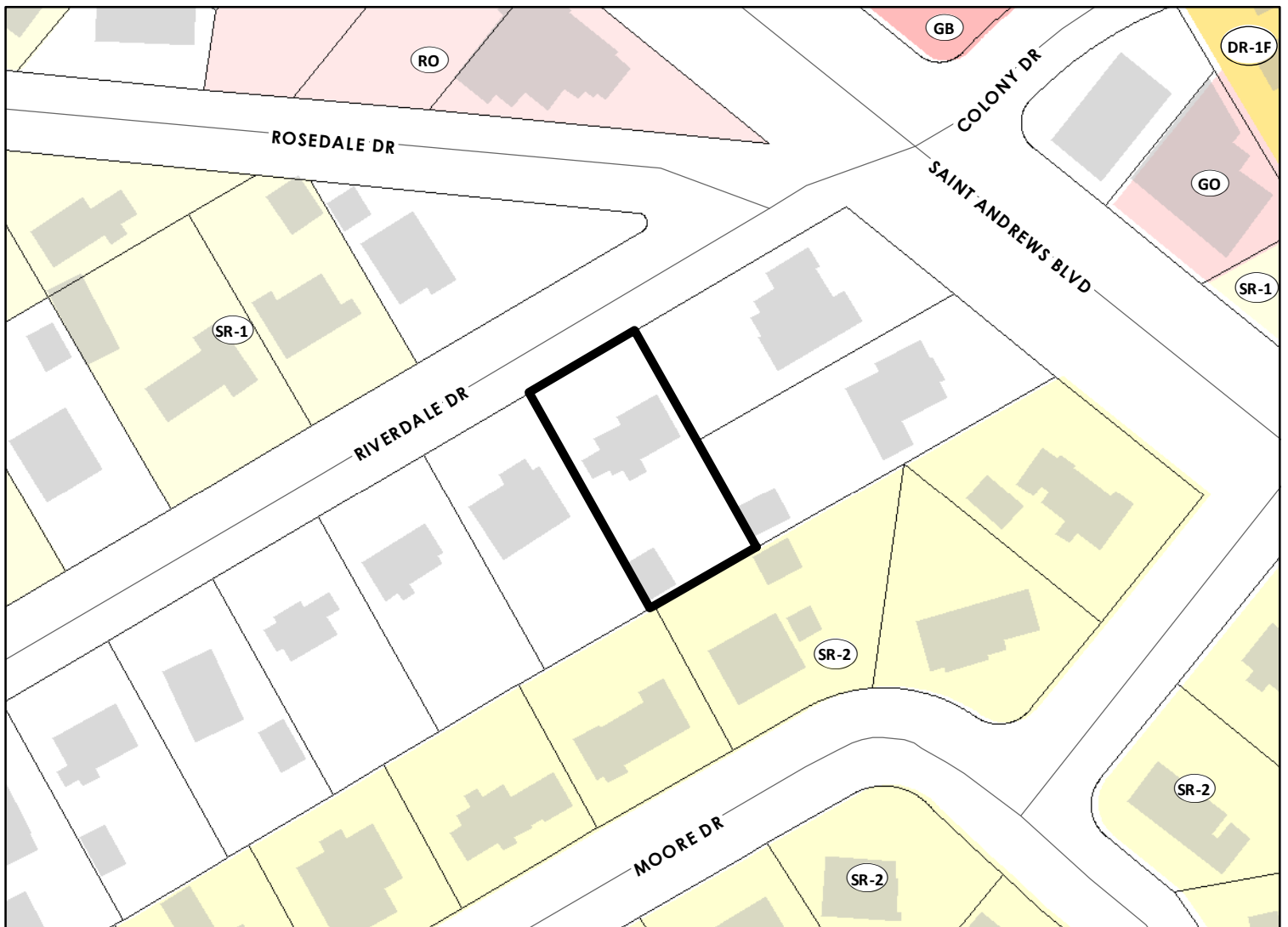
Request zoning of Single-Family Residential (SR-1).
Zoned Single-Family Residential (R-4)
in Charleston County.

Owner: Maho Holdings LLC

Area



Location



Zoning 2

S Gevert Dr (James Island)

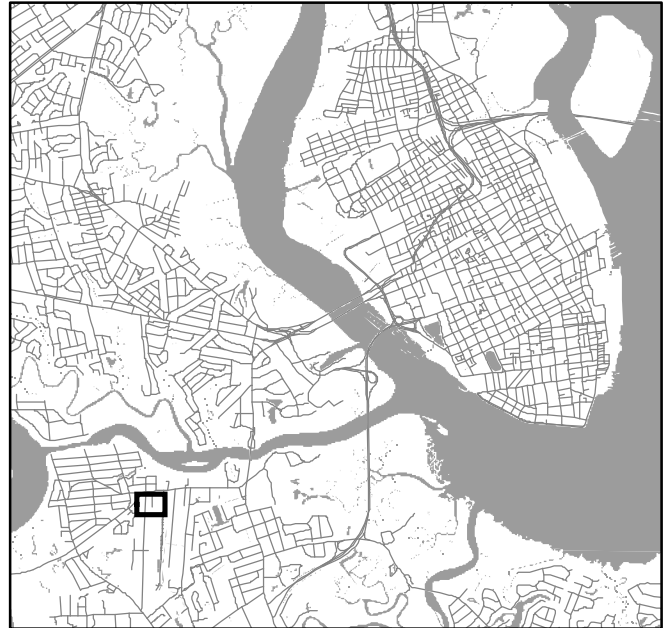
TMS# 3430300270

0.24 ac.

**Request zoning of Single-Family Residential (SR-1).
Zoned Single-Family Residential (R-4)
in Charleston County.**

Owner: Union Investments LLC

Area



Location

